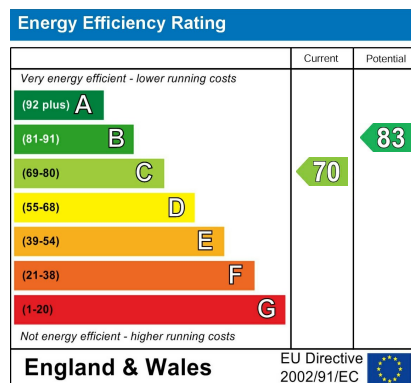


Total area: approx. 1367.8 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Rothbury Close, Lowercroft, Bury, BL8 2TT

Offers In Excess Of £425,000

SPACIOUS AND WELL PRESENTED FAMILY HOME

Welcome to Rothbury Close, Bury - a delightful detached house that could be your next family home! This property boasts two reception rooms, four bedrooms, and two bathrooms, providing ample space for all your needs.

Situated in a prime location, in the catchment area for excellent primary and secondary schools and with easy access to local amenities, making daily errands a breeze. The spacious driveway ensures parking is never an issue, while the large rear garden offers a perfect outdoor retreat for relaxation or entertaining guests.

Step inside to discover modern decor and appliances that add a touch of elegance to this already charming home. Whether you're looking for a cosy night in by the fireplace or a summer barbecue in the garden, this property has it all.

Contact our Bury branch to arrange a viewing and start your journey today!

Rothbury Close, Lowercroft, Bury, BL8 2TT

Offers In Excess Of £425,000

 4  2  2  C

- Exceptional Detached Property
- Modern Fitted Kitcen
- Off Road Parking And Garage
- EPC Rating: C
- Four Bedrooms
- Main Bedroom With En Suite Shower Room
- Tenure Freehold
- Two Reception Rooms
- Spacious Enclosed Rear Garden
- Council Tax Band: E

Ground Floor

Hall

18'4 x 5'10 (5.59m x 1.78m)
Hardwood double glazed frosted entrance door, hardwood double glazed window, central heating radiator, laminate flooring, stairs to first floor, doors to two reception rooms, kitchen, WC and garage.

Reception Room One

17'4 x 11'2 (5.28m x 3.40m)
Hardwood double glazed leaded bay window, central heating radiator, coving, TV point, gas fire with marble hearth and surround and wooden mantel.

Reception Room Two

11'6 x 9'1 (3.51m x 2.77m)
Central heating radiator, coving and UPVC double glazed sliding door to rear.

Kitchen

11'9 x 9'10 (3.58m x 3.00m)
Hardwood double glazed window, central heating radiator, range of wall and base units, laminate worktops, integrated single oven, four burner gas hob, extractor fan, tiled splashback, stainless steel sink with draining board and mixer tap, plumbing for dishwasher and washing machine, space for fridge, space for freezer, laminate flooring and hardwood double glazed frosted door to side.

WC

5'11 x 4'1 (1.80m x 1.24m)
Hardwood double glazed frosted window, central heating radiator, low level WC, wall mounted wash basin, tiled splashback and laminate flooring.

First Floor

Landing

11'3 x 5'9 (3.43m x 1.75m)
Loft access, doors to four bedrooms and family bathroom.

Bedroom One

13'11 x 9'4 (4.24m x 2.84m)
Hardwood double glazed leaded window, central heating radiator and door to en suite.

En Suite

5'9 x 5'9 (1.75m x 1.75m)
Hardwood double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, electric feed shower enclosed, extractor fan, part tiled elevations and tiled flooring.

Bedroom Two

13'6 x 11'8 (4.11m x 3.56m)
Hardwood double glazed window and central heating radiator.

Bedroom Three

11'10 x 11'8 (3.61m x 3.56m)
Hardwood double glazed leaded window and central heating radiator.

Bedroom Four

8'5 x 6'5 (2.57m x 1.96m)
Hardwood double glazed leaded window and central heating radiator.

Bathroom

9'7 x 5'9 (2.92m x 1.75m)
Hardwood double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin, panelled P-shaped bath with electric feed shower overhead, extractor fan, part tiled elevations and tiled flooring.

External

Rear

Enclosed laid to lawn garden, patio, bedding areas, mature shrubbery and paved seating area.

Front

Laid to lawn and tarmac drive leading to garage.



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